

January 26, 2017

Allison S. Smith, Ph.D.
Brownfields Program Manager
Develop Louisville
LOUISVILLE FORWARD
444 S. Fifth St.
Louisville, KY 40202

RE: Limited Microbial Evaluation
Urban Government Center
810 Barret Avenue
Louisville, Kentucky
ATC Project Number: Z027000310

Dear Ms. Smith:

ATC Group Services LLC (ATC) performed a limited microbial evaluation for the Urban Government Center former hospital, herein referred to as the site, which is located at 810 Barret Avenue located in Louisville, Kentucky. This report presents observations, opinions, and recommendations for corrective actions based on this assessment.

SITE INFORMATION

The site structure is a multiple story building that previously operated as the former hospital of the Urban Government Center.

SCOPE OF SERVICES

ATC was requested to visually observe the structure's interior for evidence of suspect water damage, microbial growth, or other factors that may be contributing to poor indoor air quality (IAQ).

METHODOLIGES

This evaluation of the space was performed in accordance with the ASTM standard E2418-06, Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process.

The following specific assessment method was utilized during this survey in an attempt to validate this concern:

Visual Observation – Evaluation of the building included observation of accessible areas within the structure, the building mechanical and ventilation systems, interviews with knowledgeable building representatives regarding the water intrusion history in the building, and observation of building materials for evidence of water damage and suspect microbial growth.

Total Countable Fungal Bioaerosol Samples - For microbial air sample collection, a high volume calibrated sample pump and Air-O-Cell™ cassettes were utilized for the collection of airborne fungal spore samples. Samples were collected at a flow rate of 15 liters per minute for 10 minutes for both the interior and exterior samples. Analytical results from the bioaerosol sampling and the laboratory report is included in **Attachment I**.

The samples were submitted under chain-of-custody to EMSL Analytical in Indianapolis, Indiana for analysis of predominant mold species and concentrations. EMSL Laboratories is fully accredited in the American Industrial Hygiene Association (AIHA) Environmental Microbiological Proficiency Analytical Testing (EMPAT) quality control/quality assurance program. It should be noted that sample locations/descriptions within the report may

be modified from the original sample identification given on the chain-of-custody in order to clarify the sample's actual location (i.e., more descriptive). The analytical results and chain of custody are attached.

OBSERVATIONS

The survey was conducted on December 5, 2016 by ATC representative, Mr. Timothy Gish. A synopsis of Mr. Gish's observations of the Urban Government Center included:

General Observations

TABLE 1 – OBSERVATIONS SUMMARY			
Location	Observations	Quantity VMG/WD	Potential Water Source
First Floor			
FS-39	Water damage was observed.	80 SF	Damaged Ceilings/Roof.
FS-81	Water damage was observed	N/A	Damaged Ceilings/Roof.
FS-86	Suspect visible mold growth was observed.	N/A	Damaged Ceilings/Roof.
FS-88	Water damage was observed.	N/A	Damaged Ceilings/Roof.
FS-95	Suspect visible mold growth was observed on the floor and ceiling tile.	1600 SF	Damaged Ceilings/Roof.
FS-96	Suspect visible mold growth was observed under the mats.	960 SF	Damaged Ceilings/Roof.
All of First Floor	Suspect visible mold growth was observed on the pipe insulation above the ceiling grid throughout the first floor. Water stained ceiling tile was observed throughout the first floor.	N/A	Damaged Ceilings/Roof.
Second Floor			
2-FS-2 (Hall)	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
2-FS-4	Water damage was observed on the wall plaster.	4 SF	Damaged Ceilings/Roof.
2-FS-7	Water damage was observed on the wall plaster.	24 SF	Damaged Ceilings/Roof.
2-FS-18	Water damage was observed on the wall plaster.	4 SF	Damaged Ceilings/Roof.
2-FS-20	Water damage was observed on the wall plaster.	10 SF	Damaged Ceilings/Roof.
2-FS-89	Water damage was observed on the wall plaster.	25 SF	Damaged Ceilings/Roof.
2-FS-90	Water damage was observed on the ceiling plaster.	10 SF	Damaged Ceilings/Roof.
2-FS-92	Significant Water damage was observed on the ceiling plaster.	200 SF	Damaged Ceilings/Roof.
2-FS-93	Suspect visible mold growth was observed on the duct insulation.	300 SF	Damaged Ceilings/Roof.
2-FS-94	Water damage was observed on the wall plaster.	10 SF	Damaged Ceilings/Roof.
2-FS-103	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
2-FS-119	Water damage was observed on the wall plaster.	40 SF	Damaged Ceilings/Roof.
Third Floor			
3-FS-7	Significant water damage was observed on the wall plaster.	70 SF	Damaged Ceilings/Roof.
3-FS-19	Water damage was observed on the wall plaster.	40 SF	Damaged Ceilings/Roof.
3-FS-25	Water damage was observed on the wall plaster.	10 SF	Damaged Ceilings/Roof.
3-FS-44	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
3-FS-45	Water damage was observed on the wall plaster.	10 SF	Damaged Ceilings/Roof.
3-FS-54	Water damage was observed on the wall plaster.	10 SF	Damaged Ceilings/Roof.
3-FS-62	Water damage was observed on the wall plaster.	40 SF	Damaged Ceilings/Roof.

TABLE 1 – OBSERVATIONS SUMMARY

Location	Observations	Quantity VMG/WD	Potential Water Source
3-FS-76	Water damage was observed on the wall plaster.	5 SF	Damaged Ceilings/Roof.
3-FS-80	Water damage was observed on the ceiling plaster.	2 SF	Damaged Ceilings/Roof.
3-FS-93	Significant water damage was observed on the ceiling plaster.	60 SF	Damaged Ceilings/Roof.
Fourth Floor			
4-FS-1	Water damage was observed on wall plaster.	20 SF	Damaged Ceilings/Roof.
4-FS-28	Suspect visible mold growth was observed on the wall.	40 SF	Damaged Ceilings/Roof.
Fifth Floor			
5-FS-10	Suspect visible mold growth was observed on the wall. Water damage was observed on the wall plaster.	40 SF VMG 20 SF WD	Damaged Ceilings/Roof.
5-FS-44	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
5-FS-51	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
5-FS-52	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
5-FS-61	Suspect visible mold growth was observed on the wall plaster and ceiling tile.	200 SF	Damaged Ceilings/Roof.
5-FS-64	Water damage was observed on wall plaster.	10 SF	Damaged Ceilings/Roof.
5-FS-65	Water damage was observed on the wall plaster.	40 SF	Damaged Ceilings/Roof.
5-FS-70	Water damage was observed on the wall plaster.	100 SF	Damaged Ceilings/Roof.
Sixth Floor			
6-FS-37	Suspect visible mold growth was observed on the carpet with ceiling tile debris and on pipe insulation above the ceiling tile.	150 SF	Damaged Ceilings/Roof.
6-FS-38	Water damage was observed on the wall plaster.	160 SF	Damaged Ceilings/Roof.
6-FS-44	Suspect visible mold growth was observed on the carpet.	140 SF	Damaged Ceilings/Roof.
6-FS-49	Suspect visible mold growth was observed on the carpet.	140 SF	Damaged Ceilings/Roof.
6-FS-50	Suspect visible mold growth was observed on the carpet.	140 SF	Damaged Ceilings/Roof.
6-FS-57	Suspect visible mold growth was observed on the carpet.	140 SF	Damaged Ceilings/Roof.
6-FS-58	Suspect visible mold growth on the carpet.	140 SF	Damaged Ceilings/Roof.
6-FS-59	Suspect visible mold growth on the carpet.	140 SF	Damaged Ceilings/Roof.
Seventh Floor			
7-FS-2	Suspect visible mold growth was observed on the wall.	10 SF	Damaged Ceilings/Roof.
7-FS-4	Suspect visible mold growth was observed on the wall.	20 SF	Damaged Ceilings/Roof.
7-FS-10	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
7-FS-11(Hall)	Water damage on the wall plaster.	100 SF	Damaged Ceilings/Roof.
7-FS-13	Suspect visible mold growth was observed on the floor and wall.	160 SF	Damaged Ceilings/Roof.
7-FS-23	Water damage was observed on the wall plaster.	80 SF	Damaged Ceilings/Roof.
7-FS-31	Water damage was observed on the ceiling plaster.	200 SF	Damaged Ceilings/Roof.
7-FS-33	Suspect visible mold growth was observed on the wall plaster.	200 SF	Damaged Ceilings/Roof.
7-FS-43	Water damage was observed on the wall plaster.	60 SF	Damaged Ceilings/Roof.
7-FS-48	Suspect visible mold growth was visible on the carpet.	140 SF	Damaged Ceilings/Roof.
7-FS-50	Suspect visible mold growth was observed on the carpet.	140 SF	Damaged Ceilings/Roof.

TABLE 1 – OBSERVATIONS SUMMARY

Location	Observations	Quantity VMG/WD	Potential Water Source
7-FS-56	Water damage was observed on the wall plaster.	30 SF	Damaged Ceilings/Roof.
7-FS-66	Water damage was observed on the wall plaster.	50 SF	Damaged Ceilings/Roof.
7-FS-67	Water damage was observed on the wall plaster.	100 SF	Damaged Ceilings/Roof.
7-FS-68	Water damage was observed on the ceiling tile.	200 SF	Damaged Ceilings/Roof.
7-FS-69	Water damage was observed on the wall plaster.	20 SF	Damaged Ceilings/Roof.
7-FS-70	Suspect visible mold growth was observed on the ceiling tile.	60 SF	Damaged Ceilings/Roof.
7-FS-71	Significant suspect visible mold growth was observed on the walls and ceiling.	500 SF	Damaged Ceilings/Roof.
7-FS-72	Suspect visible mold growth was observed on the ceiling tile.	300 SF	Damaged Ceilings/Roof.
7-FS-73	Suspect visible mold growth was observed on ceiling tile.	100 SF	Damaged Ceilings/Roof.
7-FS-74	Suspect visible mold growth was observed on the ceiling tile.	150 SF	Damaged Ceilings/Roof.
Stairwells			
Stairwell 1	Water damage was observed on the wall plaster between the third and fourth floor.	20 SF	Damaged Ceilings/Roof.
	Water damage was observed on the wall plaster between the fourth and fifth floor, and the fifth and sixth floor.	40 SF	
	Water damage was observed on the wall plaster between the sixth and seventh floor.	100 SF	
Stairwell 2	Water damage was observed on the wall and ceiling plaster between the seventh floor and the penthouse mechanical room.	100 SF	Damaged Ceilings/Roof.
	Water damage was observed on the wall plaster between the first and second floor.	50 SF	
Stairwell 3	Water damage was observed on the wall plaster between the sixth and seventh floor.	50 SF	Damaged Ceilings/Roof.
	Suspect visible mold growth was observed on the ceiling tile on the seventh floor.	4 SF	
Stairwell 4	No suspect visible mold growth or water damage was observed.		Damaged Ceilings/Roof.
Stairwell 5	Suspect visible mold growth was observed on the drywall on the third level.	2 SF	Damaged Ceilings/Roof.
	Suspect visible mold growth and water damage was observed on the fourth and fifth level.	12 SF	
	Suspect visible mold growth and water damage was observed between the sixth and seventh floor.	100 SF	
	Water staining was observed throughout the entire stairwell.	400 SF	

TABLE 1 – OBSERVATIONS SUMMARY

Location	Observations	Quantity VMG/WD	Potential Water Source
Stairwell 6	Water damage was observed on the wall and ceilings between the seventh floor and penthouse mechanical room.	200 SF	Damaged Ceilings/Roof.
	Water damage was observed on the wall plaster between the second and third floors.	8 SF	
Stairwell 7	Suspect visible mold growth was observed on the wall plaster on the first floor level.	50 SF	Damaged Ceilings/Roof.
	Water damage was observed on the wall plaster between the second and third floor.	20 SF	
	Water damage was observed on the wall and ceiling plaster between the seventh floor and the penthouse mechanical room.	150 SF	
Stairwell 8	Suspect visible mold growth was observed on the drywall on the sixth floor level.	260 SF	Damaged Ceilings/Roof.
	Suspect visible mold growth was observed on the drywall between the fourth and fifth floor.	200 SF	
	Suspect visible mold growth was observed on the drywall between the third and fourth floor.	200 SF	
	Suspect visible mold growth was observed on the drywall on the second and third floor.	200 SF	
	Suspect visible mold growth was observed on the drywall between the first and second floor.	300 SF	
	Water staining was observed throughout the entire Stairwell 8.		

MICROBIOLOGICAL ANALYSIS

The results of the fungal bioaerosol sample event are referenced in attached analytical reports, **Attachment I**

Interpretation of Data:

Fungal bioaerosols include aerosolized components of fungi (generally molds), such as spores and hyphal or mycelial fragments. Spore trap samples were utilized to screen the building for bioaerosols indicative of hidden indoor reservoirs of molds.

The laboratory calculates an estimated concentration of fungal bioaerosols based on the number of identifiable spores observed in the sample trace and the volume of air drawn through the spore trap cassette. In this case, the laboratory's minimum reporting level was approximately four hundred and ninety four (494) spores (or fungal structures) per cubic meter of air sampled.

The American Conference of Governmental Industrial Hygienists (ACGIH) considers comparison of indoor/outdoor bioaerosol data a common method for evaluating indoor fungal damage or concerns. In normal indoor environments, the concentrations of fungi in the indoor air are typically equal to, or less than, the concentration outdoors and the fungal taxa detected should be similar. If indoor fungal bioaerosol concentrations are consistently greater than those outdoors, then indoor fungal reservoirs may be present. In addition, the types

(i.e., taxa or groups) of fungi found inside the building should be qualitatively similar compared with the outdoor air, if the outdoor air is the only source of fungi. There are no regulatory standards or other widely accepted numerical guidelines available for interpretation of bioaerosol data.

Suspect visible mold growth and water damage was observed throughout the former hospital. The estimated total indoor fungal bioaerosol concentrations detected inside the building were less than the total estimated bioaerosol concentrations of the background outdoor samples, however the 4th floor elevator lobby and 6th floor Room 667 had elevated spore types higher or not identified on the outdoor sample, indicating water intrusion.

CONCLUSIONS

Based on observations and analysis of environmental samples, mold growth does appear to present within the building, however there does not appear to be a cause for concern for exposure to fungal bioaerosols indoors in its current condition.

ATC also observed the HVAC system was not in use and indoor wall registers were removed, leaving vents open to the outside. Based on observations, there is the potential for exposure to fungal bioaerosols if the HVAC system is to become operational. It is recommended to identify and repair the source of the water intrusion and remediated the VMG prior to the use of the HVAC system.

LIMITATIONS

The services provided for these assignments were performed with the skill and care ordinarily exercised by reputable members of the industrial hygiene profession practicing under similar conditions at the same time or similar locality. Any future or currently occurring moisture problems within or around the structure may create an environment that would allow for mold growth and affect the indoor air quality within the structure.

It should be understood that fungal spores are ubiquitous to our environment and that background fungal spore counts naturally occur in outdoor and indoor air and in the dust within occupied structures. The concentrations of these organisms are variable and depend on factors including climate, effectiveness of the HVAC system, general housekeeping and maintenance, original construction of the structure, among many others.

The work performed in conjunction with this assessment and the data developed is intended as a description of available information at the dates and locations given. This report does not warrant against future operations or conditions, nor does it warrant against extant, or future, conditions of a type or at a location not investigated.

ATC is not liable for the discovery and elimination of hazards that may potentially cause damage, accidents, injury, or disease. The conclusions and recommendations presented in this report are based on a reasonable level of evaluation within the normal bounds and standards of professional practice for an evaluation of this nature. The recommendations have no relationship to insurance coverage. This document is not a legal mandate and should be used as a guideline only. It is important to note that the reported microbial levels are only reflective of conditions at the time of this test and that microbial populations can vary over time, depending upon a number of conditions, including environmental factors (i.e., temperature and relative humidity).

No expressed or implied warranty is made or intended by the rendition of these consulting services or by furnishing oral or written reports of the findings made. ATC reserves the right to revise or amend our opinion in this report in the event new information, documentation, or evidence becomes available.

The report is designed to aid the building owner, architect, construction manager, general contractors, and potential remediation contractors in locating possible hazards. **Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as a Project Design, or Remediation Work Plan.**

The client agrees to notify the appropriate local, state, or federal public agencies as required by law, or otherwise to disclose, in a timely manner, information that may be necessary to prevent any danger to public health, safety, or the environment.



ATC appreciates the opportunity to be of service to Louisville Metro Government on this project and we look forward to working with you on future assignments. In the meantime, if you have questions or comments regarding the information in this report or if we can be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,

ATC Group Services LLC

A handwritten signature in black ink, reading 'Sarah Coffenberry'.

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A handwritten signature in black ink, reading 'Laura M. Totten'.

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Attachment: Attachment I Microbial Non-Viable Laboratory Reports